055.0	0002	0031.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	745,500	/	745,500
USE VALUE:	745,500	/	745,500
ASSESSED:	745,500	/	745,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRELL DANIELJ/TRUSTEE
Owner 2:	MARINO MARY F/TRUSTEE
Owner 3:	52-56 DUDLEY STREET REALTY TR
Street 1:	52 DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FARRELL JUNE/EDWARD/DANIEL -
Owner 2:	FARRELL DAVID/MARINO MARY -
Street 1:	PO BOX 244
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1850, having primarily Wood Shingle Exterior and 2304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6122.000	344,100		401,400	745,500
Total Card	0.141	344,100		401,400	745,500
Total Parcel	0.141	344,100		401,400	745,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.57 /Parcel: 323.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36972
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!4455!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0031.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	344,100	0	6,122.	401,400	745,500		Year end	12/23/2021
2021	104	FV	325,600	0	6,122.	401,400	727,000		Year End Roll	12/10/2020
2020	104	FV	325,600	0	6,122.	401,400	727,000	727,000	Year End Roll	12/18/2019
2019	104	FV	296,400	0	6,122.	401,400	697,800	697,800	Year End Roll	1/3/2019
2018	104	FV	296,400	0	6,122.	269,500	565,900	565,900	Year End Roll	12/20/2017
2017	104	FV	277,600	0	6,122.	258,100	535,700	535,700	Year End Roll	1/3/2017
2016	104	FV	277,600	0	6,122.	235,100	512,700	512,700	Year End	1/4/2016
2015	104	FV	230,600	0	6,122.	189,200	419,800	419,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:36:00

LAST REV

Date	Time
10/09/18	10:55:07
apro	
4455	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL JUNE/ED	69108-309		4/6/2017	Convenience	10	No	No		
NIGRO SAMUEL J	39298-167		5/23/2003	Family	1	No	No		
NIGRO SAMUEL/ET	26462-111		7/1/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	36972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/12/2009	Measured	197	PATRIOT
2/3/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
1/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6122		Sq. Ft.	Site		0	70.	0.94	11			Easemen	-5					401,434						401,400	

Total AC/HA:	0.14054	Total SF/SM:	6122	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 401,434	Spl Credit	Total: 401,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.15872097
Const Adj.:	0.99989998
Adj $ / SQ:	173.791
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554075
Depreciation:	209994
Depreciated Total:	344080

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

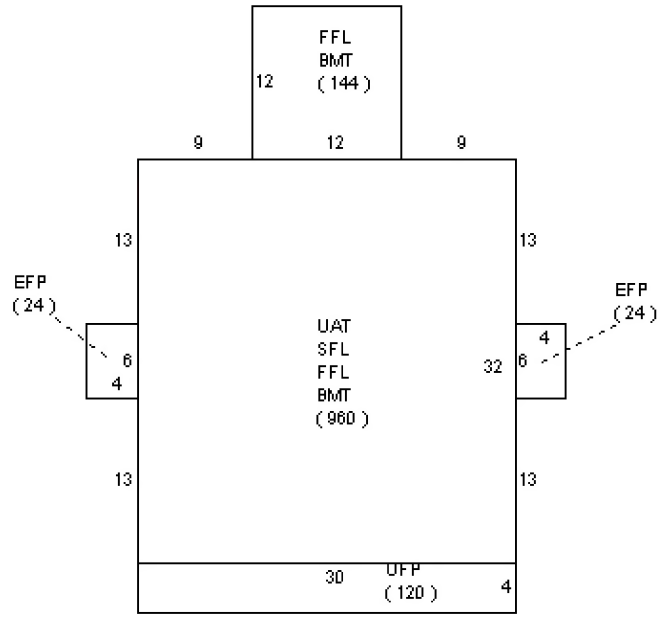
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.79
Special Features:	0	Val/Su Net:	96.22
Final Total:	344100	Val/Su SzAd	166.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	52.140	57,560
FFL	First Floor	1,104	173.790	191,865
SFL	Second Floor	960	173.790	166,839
UAT	Upper Attic	240	121.650	29,197
OFP	Open Porch	120	30.250	3,630
EFP	Enclos Porch	48	72.590	3,484

Net Sketched Area:	3,576	Total:	452,575
Size Ad	2064	Gross Area	4296	FinArea	2304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0031.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	